



April 4th, 2019

Office of County Executive, Stuart Pittman  
Arundel Center  
44 Calvert Street, 4<sup>th</sup> Floor  
Annapolis, MD 21401

Dear County Executive Pittman,

I am in receipt of your letter dated March 22nd, and I appreciate the timely and direct response. I am, however, very disappointed in your assessment of our proposal. CSEG has spent over \$450,000 and two years with a staff, and the industries' best consultants, to research and design a park that would be a true community asset. With only a half hour to make our presentation, a follow up meeting is more favorable than an outright rejection and dismissal after the efforts we've put towards developing a viable solution for our county. This is very disappointing for the people of Anne Arundel County and our youth sports participants.

The letter references that "addiction and mental health treatment can benefit from the healing power of nature." Chesapeake Park has been championed by the very facilities on site you reference. Healing can come in many forms – by removing decaying and collapsing toxic buildings and replacing them with trees, green space, cycling and hiking trails. The opportunity for employment, be it part-time or fulltime positions, all positively affect individual self-worth. Gaudenzia is anxious to play a role in maintaining the Say My Name memorial we recommend to honor the patients that were laid to rest there. Robert A. Pascal Youth & Family Services see the same opportunities for their patients to thrive in the area right outside the doors where they receive treatment.

The letter also states that CSEG is requesting "our taxpayers stand behind \$278 million" in bonds, which is factually incorrect. Through our proposal, and multiple other dialogues, we clearly stated that we recommend Anne Arundel County work with the State of Maryland (the property owner) for the remediation of the property, estimated at \$69 million. Further, we expect the Federal, State, and County governments to fund the addition of an I-97 interchange at Farm Road, estimated at \$25 million. We anticipate the stadium, estimated at \$75 million, would be financed, built and owned by the Maryland Stadium Authority, just as it is for the Baltimore Ravens at M&T Bank Stadium, and the Baltimore Orioles at Camden Yards. By considering these calculations, this brings the projected amount for "our taxpayers to stand behind" in a bond offering to \$109 million. In addition to the positive economic impact that Chesapeake Park would bring to the County, our cash flow estimates more than adequately meet the annual obligations for any revenue bonds issued.



You point out that Chesapeake Park would "create 460 jobs in the hotel and retail sector where wages are currently insufficient to live in this area without government assistance and would be hard to justify to the public." Our proposal has identified 575 new jobs, of which 484 are fulltime, and 91 are part-time, with ample positions at the management level. But more importantly it's the spirit of Chesapeake Park, being a campus for good, that we should be supporting transportation initiatives with the county to ensure both underserved youth communities and park employees have affordable transit to and from the park with ease and efficiency. Lastly, Anne Arundel County, as the operator, will have full oversight on employee wages and the contractors chosen to work in and support the park.

The letter also references the issue of "Attracting 39 million visitors to a part of our county that has traffic challenges already." Our proposal states that there are 39 million residents that live within four hours of the complex; nowhere does it state that 100% of that population would be traveling to Chesapeake Park. With the significant need and demand within our own county for a complex like this, and the youth sports travel industry estimated at \$15 billion annually and growing 20% over the next 5 years, the county has the opportunity to realize an economic impact of \$470 million in Chesapeake Park's first 10 years. The citizens of Anne Arundel County deserve clarity on the facts of this proposal.

Traffic relief and safety – core issues your administration is focused on – are heightened via an interchange at I-97. The exit ramp and a widening of that interstate to six lanes have long been Anne Arundel County priorities. The interchange will allow medical and emergency vehicles northbound turnaround access, ultimately resulting in faster response times for transporting patients to and from Anne Arundel Medical Center. Further, this interchange would create unimpeded access to the patients served by the non-profits on the property, and traffic relief for the surrounding community. The traffic projections for freight alone are expected to increase by 75% from 2009 to 2030, and we are halfway there. An economic engine to repay the County and State for this investment can be realized with the financials presented by our research.

As stated in our meeting, the Bayhawks want to be in Anne Arundel County, our Home. This is where we live, work and play. If there is a better plan for Crownsville Hospital complex to return the necessary financial investments in a profitable manner which is economically, socially and environmentally feasible or sustainable, please share it with the community. A public-private partnership in a state-of-the-art sports and recreation complex that will enhance nearby amenities (Eisenhower Golf Course, AACO Fairgrounds, Renaissance Festival, Bacon Ridge Conservation area, etc.), is the most viable solution and should not be considered "high density development."





Please let us see the vision, remediation plan, environmental cleanup, traffic abatement, jobs, taxes, and the revenue and the economic impact your alternative plan will create. We all want a solution to the blight that is the Crownsville Hospital Complex and I, with my team at CSEG and our partners, have provided a great one. A lot of work needs to be done openly and transparently to get to the right solution. If we are left with political leaders who want to hide behind disinformation, show a lack of leadership and a kick-the-can-down-the-road mentality, everyone in Anne Arundel County suffers.

We remain committed to our vision and are looking for partners in the County and the State. In our meetings with State officials, they have made it clear we need a County or City municipality to share in our vision to make Chesapeake Park a reality for the community, and give the Chesapeake Bayhawks a home worthy of their potential. We ask you to dig into the details of our presentation to truly see the merits of this project. The pillars of Chesapeake Park are translatable and would provide significant benefits to many communities across our County and State. If your vision for the Crownsville Hospital Complex does not include Chesapeake Park, we would like to know other locations within the County you would like to get behind. The people of Anne Arundel County are counting on your leadership.

Sincerely,

Brendan Kelly  
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